CHAPTER 1: INTRODUCTION

A Brief History of McFarland's Growth

The Village of McFarland has evolved from a rail stop, freestanding resort town, and farm market center into a suburban community within the expanding Madison area.

The Village, founded by a railroad worker by the last name of McFarland, was established in 1856. Mr. McFarland was the first station agent. He also built a large home used as a hotel for workers, settlers and visitors who were arriving by train. The McFarland House has remained in good repair over the years and now operates as a cafe. The rail line is still in operation. The majority of initial McFarland and area residents came from Norway, Germany, and Ireland.

The Village's early industries included farming, along with harvesting winter ice and fish from Lake Waubesa for rail shipment to Chicago markets. A small resort industry later developed near the lake. The last decade of the 19th century saw an influx of vacationers to the lakeshore, many from northern Illinois, who constructed seasonal cottages and appreciated the beach, shade trees, and scenic views. After World War II, the Village's population doubled within a short time as it transitioned into a bedroom community for Madison.

In the 1960s, petroleum "tank farms" (a major gasoline distribution center for southcentral Wisconsin) located at the Village's northwest corner. These were connected to the Koch pipeline, bringing propane and refined petroleum products from Minnesota. This area, now known as the Terminal and Triangle District, is a cornerstone of economic activity. Further residential growth was spurred by the completion of the Beltline Highway—the local name of U.S. Highway 12-18 just north of McFarland—in the late 1980s.

Reason for Planning and for this Volume

The Village seeks to distinguish McFarland from other communities in the region and helps the Village grow in a way that retains the "small town" character that has attracted residents to this corner of Lake Waubesa for over 150 years.

McFarland has a history of community planning and implementation. The Village prepared its first master plan in 1983, with subsequent updates in 1994, 2006, and now with this *Plan* in 2016. The Village has an adopted zoning ordinance, subdivision

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ordinance, official map, erosion control ordinance, stormwater management ordinance, floodplain ordinance, and wetland zoning ordinance. These ordinances have been updated over time to respond to changing trends in development and in local attitudes.

The Village's 1994 comprehensive plan took an important step in managing and staging growth in and around McFarland and guided development into areas adequately served by transportation, utilities, and community facilities and services. The 2006 plan brought McFarland into alignment with Section 66.1001 of Wisconsin Statutes, also known as the State's comprehensive planning law. This 2016 *Comprehensive Plan* continues the Village's record of regular, proactive planning.

Before planning where the Village of McFarland should head, the Village must first understand its current conditions and trends. An exploration of existing conditions can help McFarland identify and take advantage of its assets and opportunities. It can also help prevent substandard planning and development; environmental damage; and poorly designed or located roads, utilities, and services.

This is the first of two volumes of McFarland's *Comprehensive Plan*. This Conditions and Issues volume contains background information supporting the Vision and Directions volume. That volume contains all of the policy that makes up the *Plan.*

Location and Planning Context

The Village is located along U.S. Highway 51 and the east shore of Lake Waubesa. It is directly southeast of Madison, 90 miles west of Milwaukee, 150 miles northwest of Chicago, and 250 miles southeast of Minneapolis. The Village shares borders with the City of Madison to the north; the Town of Dunn to the west, south, and southeast; and the Town of Blooming Grove to the east. McFarland is located in an expanding urban area in Dane County, where growth and development has outpaced most other metropolitan areas in Wisconsin. A strong regional economy and higher educational opportunities have spurred much of this growth. Population, employment, and development are forecast to continue growing, with McFarland positioned to accommodate some of this growth.

As a long-range plan concerned with a variety of environmental, economic, and social factors, this *Plan* must examine and provide recommendations for areas both within the Village of McFarland's corporate limits and beyond. Map 1 shows the relationship of McFarland to surrounding jurisdictions in the region. The Village is entirely within the McFarland School District, which also serves portions of surrounding towns and the City of Madison north of Siggelkow Road. Map 1 shows three boundaries that are current as of January 2016, important for future growth, and subject to change over time:

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- Municipal boundaries, which may change because of annexations and intergovernmental boundary agreements.
- The Central Urban Service Area (CUSA), which is the area in and around Madison where municipalities can legally extend sanitary sewer lines under state and federal water quality law.
- The Village's extraterritorial jurisdiction (ETJ), which extends 1 ½ miles from the Village limits except where intersecting with Madison's ETJ and/or by intergovernmental agreement. Within its ETJ, the Village has certain authorities under Statutes, including the ability to plan.

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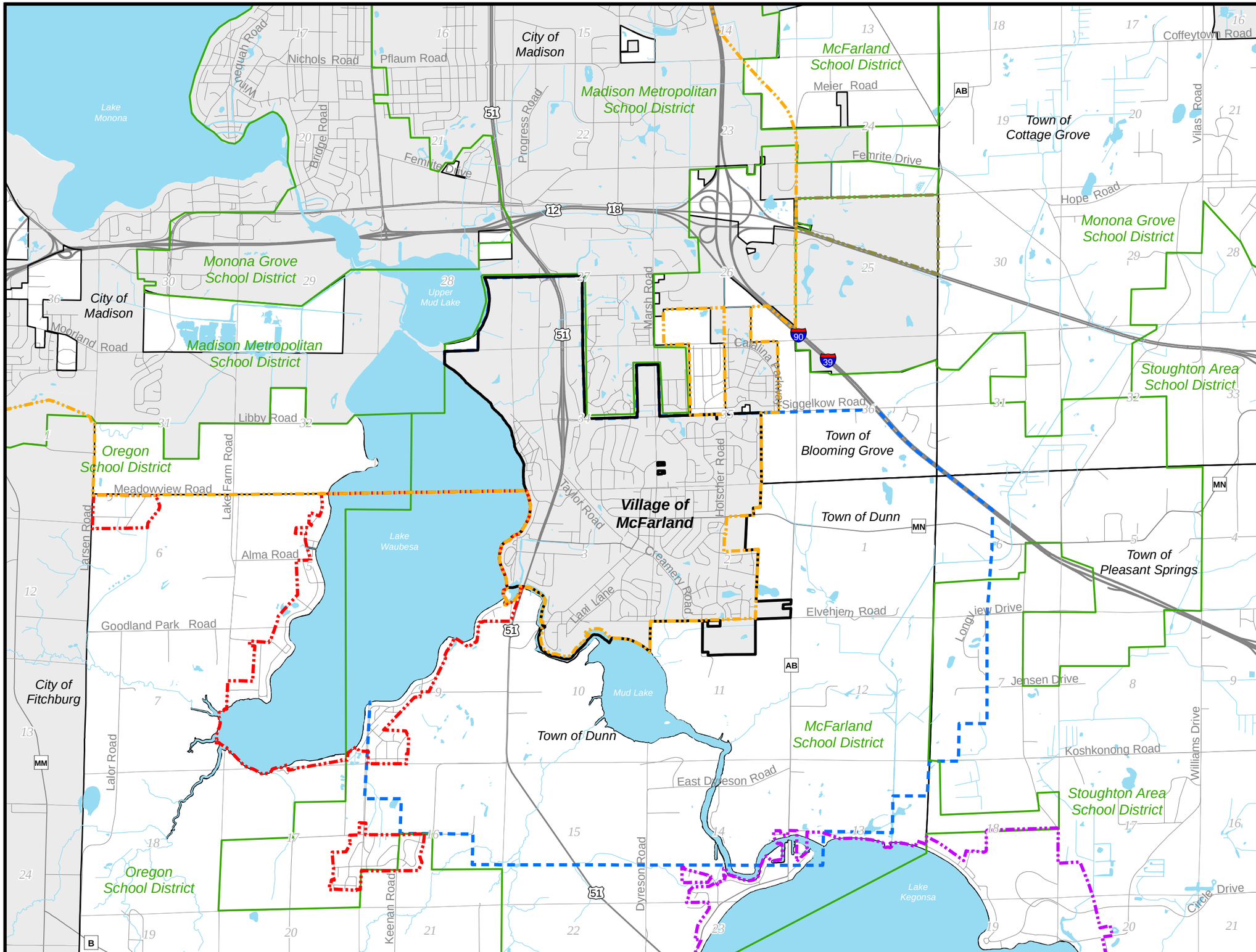
MAP 1

JURISDICTIONAL BOUNDARIES

Village of McFarland

COMPREHENSIVE PLAN



Legend

- Village of McFarland Limits
- Other Municipal Limits
- Cities and Villages
- School District Boundaries
- Village of McFarland Extraterritorial Jurisdiction Boundary
- Central Urban Service Area
- Waubesa Limited Service Area
- Lake Kegonsa Limited Service Area
- Rodefeld Limited Service Area
- Surface Water
- ## Sections with Section Numbers

0 0.25 0.5 1 Miles

Date: March 2016

Data Sources: Village of McFarland, Dane County LIO, and Capital Area Regional Planning Commission

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CHAPTER 2: DEMOGRAPHICS AND TRENDS

An understanding of the changes taking place in the Village of McFarland will help guide the planning in the Vision and Directions volume. This chapter provides demographic trends and forecasts, including population, household, and employment.

Population Trends

According to the U.S. Census, the Village of McFarland grew from 6,416 residents in 2000 to 7,808 residents in 2010—a 22 percent increase. Per the State Department of Administration (DOA), the Village's population increased to 7,946 residents by 2015. Figure 2-1 compares McFarland's growth with others. On a percentage basis, McFarland grew more quickly than Madison, Dane County, or the State, but not as quickly as most of its Dane County peer communities. The two surrounding towns (Dunn and Blooming Grove) had slight population changes. Blooming Grove had slight growth (2.7 percent) and the Town of Dunn had a slight decline (6.8 percent).

Figure 2-1: Population Trends, 1970-2010

	1970	1980	1990	2000	2010	10-Year Population Change	10-Year Percent Change
Village of McFarland	2,386	3,783	5,232	6,416	7,808	+1,392	+21.6%
City of Madison	172,007	170,616	190,766	208,054	233,209	+25,155	+12.0%
City of Stoughton	6,096	7,589	8,786	12,354	12,611	+257	+2.0%
City of Fitchburg	4,704	11,973	15,648	20,501	25,260	+4,759	+23.2%
City of Middleton	8,286	11,779	13,785	15,770	17,442	+1,672	+10.6%
City of Verona	2,334	3,336	5,374	7,052	10,619	+3,567	+50.5%
Village of Cottage Grove	478	888	1,131	4,059	6,192	+2,133	+52.5%
Village of Waunakee	2,181	3,866	5,897	8,995	12,097	+3,102	+34.5%
Town of Dunn	3,391	4,966	5,274	5,270	4,931	-339	-6.8%
Town of Blooming Grove	1,608	1,965	2,079	1,768	1,815	+47	+2.7%
Dane County	290,272	323,545	367,085	426,526	488,073	+61,547	14.4%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,686,986	+323,311	6.0%

Sources: U.S Census of Population and Housing, 1970 – 2010

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Census data provides insight into migration patterns fueling the Village's population change. The 2010 Census reported that nearly 86 percent of McFarland residents had lived in the same house in 2013. Since the comparable figure for 1995 was 56 percent, a slowdown in migration to and from the Village is evident. This is generally reflective of the State of Wisconsin as a whole.

Age Profile

Figure 2-2 shows population by age group. The largest age groups in the Village in 2010 were residents between 10-14, 45-49, and 50-54 years old. The "baby boomer" generation is the largest population group overall, with the next largest group being teenagers. Median age in McFarland in 2010 was 39.7 years old. In 1980, the Village had a median age of 27.7, increasing to 31.6 in 1990, and 37.1 in 2000. With prolonged life expectancy and a trend toward declining birth rates, the median age may continue to rise—unless the Village sees a significant amount of new residential development and housing turnover.

Overall, the Village's population distribution is older than the County and State. In 2010, the Dane County median age was 34.4 years and the Wisconsin median age was 38.5 years. The Village had a lower percentage in child-bearing years, but a higher percentage in the younger age groups (0-18 years), suggesting larger families in McFarland.

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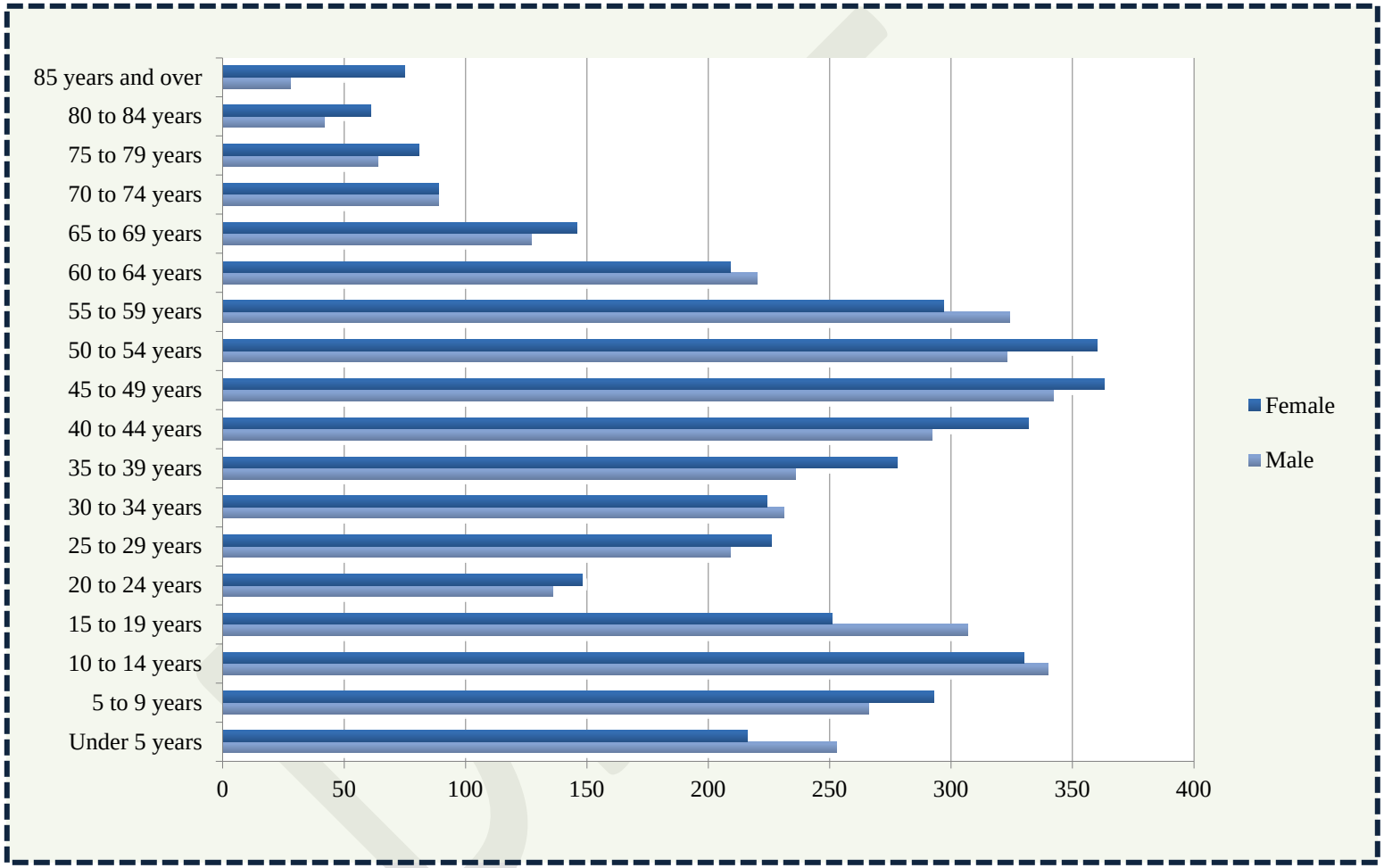
Figure 2-2: Population by Age Group and Gender, Village of McFarland, 2010



Source: U.S. Census Bureau, 2010

Figure 2-3 shows trends in McFarland's age and gender distribution from 2000 to 2010, and compares these trends with Dane County and Wisconsin.

Figure 2-3: Age and Gender Profile, 2000 - 2010

	Village of McFarland		Dane County		State of Wisconsin	
	2000	2010	2000	2010	2000	2010
Median Age	37.1	39.7	33.2	34.4	36.0	38.5
% under 18	29.3	26.9	22.6	21.7	25.5	23.6
% 65 and over	7.9	10.3	9.3	10.3	13.1	13.7
% Female	49.8	51.0	50.5	50.5	50.6	50.4

Source: U.S. Census of Population and Housing, 2000 and 2010

Age group projections for the Village of McFarland are not available, but according to the DOA, Dane County's elderly age group (65 and older) is projected to continue to increase over the next 20 years. This will have important implications for elderly housing needs and specialized transportation services in all communities, including McFarland.

Race and Ethnicity

While still predominately white, the Village is becoming more ethnically diverse. The Asian population in the Village increased between 2000 and 2010 from 44 to 132 individuals. Around 2010, 176 people of Hispanic or Latino origin lived in the Village, which doubled since 2000. The Village's African-American resident population was about 94, which is an increase of 72 individuals since the year 2000.

Population Projections

The DOA projects that population growth in McFarland will continue through 2040. The projections in Figure 2-4 suggest a Village population of 9,895 residents by the year 2040—an increase of over 2,000 residents. DOA projects that Dane County will have the greatest population growth of any Wisconsin county through 2040. Previous DOA projections have been reasonably accurate, having just slightly over-projected the County's 2010 population, and slightly under-projected the Village's 2010 population.

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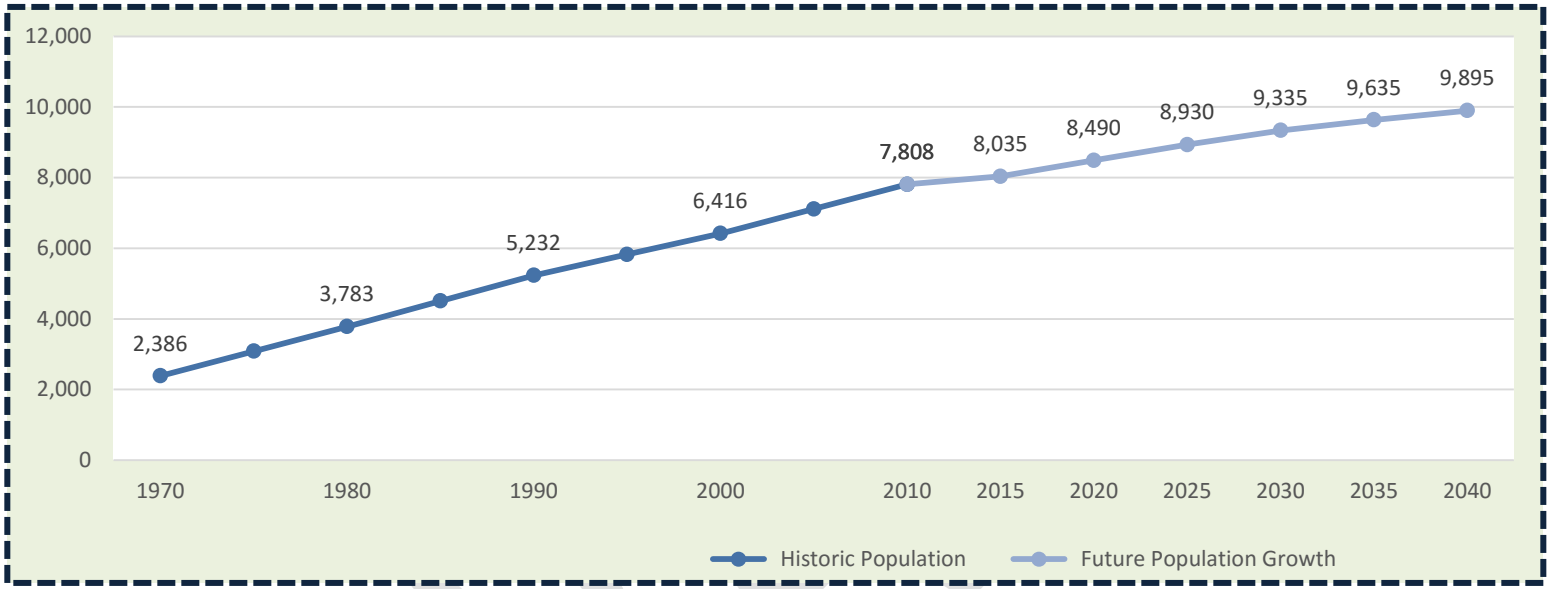
Figure 2-4: Population and Projections, Village of McFarland, 2010-2040



Source: Wisconsin Department of Administration, Municipal Population Projections, 2010-2040 (2013)

The Village's actual future population will depend on a variety of factors. These include the strength of the local and regional housing market, attitudes and policies about growth, intergovernmental agreements, land owner interest in development, utility availability and cost, and environmental suitability in McFarland's growth area. McFarland has some opportunities and challenges in all of these factors, addressed in the Conditions and Issues volume.

Education and Income Levels

According to the U.S. Census Bureau's 2014 American Community Survey, more than 97 percent of the Village's population age 25 and older had attained a high school level education or higher. A college level education (bachelor's degree or higher) had been attained by about 49 percent of the population. Statewide, 90.8 percent of adults have a high school level education and 36.4 percent of adults have a college-level degree.

Educational attainment is a characteristic of a community's labor force. The high level of educational attainment among McFarland residents exceeds the average for Dane County and the State, which suggests there is a highly educated work force living in the community. Figure 2-5 indicates educational attainment.

Figure 2-5: Educational Attainment for Population Age 25 and Over, 2014

	Village of McFarland	Dane County	Wisconsin
Educational Attainment	Percentage		
Less than 9th Grade	0.9	2.0	3.2
9th to 12th Grade, No Diploma	1.2	3.1	6.0
High School Graduate	18.5	19.4	32.4
Some College, No Degree	17.9	18.4	21.1
Associates Degree	12.4	9.6	9.9
Bachelor's Degree	27.9	28.1	18.1
Graduate or Professional Degree	21.2	19.4	9.3

Source: U.S. Census Bureau 2014 (American Community Survey)

Higher education levels generally correlate with higher incomes. The 2014 median household income in the Village of McFarland was $70,750—a $7,800 increase from that reported in the 2000 Census. In comparison, Dane County had a lower 2014 median household income of $62,303, which was just over a $10,000 increase from 2000. For the State, median income was $52,738 in 2014, which was an $8,900 increase since 2000. Therefore, while McFarland household incomes are high and increasing, they have not increased at the same pace as those at the County or State level. This may be indicative of a strong percentage of State/University employees in McFarland (see also Economic Development chapter).

While just 4 percent of McFarland households reported an annual income of more than $150,000 in 2000, 8 percent are in that income bracket as of the 2014 American Community Survey. Approximately 50 percent of the Village households reported an annual income of between $50,000 and $100,000 in 2000; in 2014, that figure had dropped to 33 percent as many household incomes had increased to over $100,000 per year.

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CHAPTER 6: UTILITIES AND COMMUNITY FACILITIES

While often invisible to the public, utilities and services contribute to McFarland's overall quality of life, and can even be a primary reason people choose to live in the Village. The purpose of this chapter is to inventory the utilities and the community facilities in the Village of McFarland.

Village Facilities and Services

Municipal Center

The McFarland Municipal Center, which opened in early 2000 in McFarland's downtown, houses the following Village departments: Administration, Cable 12, Community Development, Emergency Government, Police, Fire and EMS, Municipal Court, and Senior Outreach Services. The building also contains office and storage space for McFarland Family Festival and meeting spaces for a variety of community groups and for private rentals.

The building currently meets the space needs for each department, but crowding is beginning to occur. The 40,000 square foot building was designed to allow the addition of a second floor if additional space is needed. See the Vision and Directions report for more information on a potential municipal facility expansion plan.

Police

The McFarland Police Department operates 24 hours per day with 16 full-time and five part-time officers, plus two full-time and one part-time clerical staff members. The 16 full-time officers are assigned as follows: one chief, one lieutenant, three patrol sergeants (one per primary shift), two investigators, one school liaison officer, and eight patrol officers. The Department deploys a two-officer minimum coverage scheme.

The Department is responsible for law enforcement, criminal investigation, patrol, traffic enforcement, police school liaison, community policing, crossing guards, and records management activities. In 2014, the Department added its first ever K9 Unit, consisting of one K9 team which is overseen by the evening patrol sergeant.

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In addition, the Department has several community relations programs, such as National Night Out, Are You Ok?, Coffee With a Cop, Business Watch, Safe Neighborhoods, Reach-a-Child and Community Service Day, Bike Rodeo, Shop With A Cop. These programs have been significantly expanded since 2011. The Department also revitalized a Police Explorer program in 2013, which competes in State-level competitions. Additionally, the Department maintains a vibrant social media presence, utilizing Facebook, Twitter, the Department Website, as well as a strong presence on the McFarland Moms and Dads Facebook group.

The Department has become considerably more active in training school staff as well as the business community (via the Chamber of Commerce) on strategies to handle emergency situations, specifically regarding the presence of an armed individual or active shooter. The Department also collaborates with the McFarland Lion's Club Alert Committee and provides training in the areas of traffic control and emergency management assistance.

The Police Department operates out of the Municipal Center. Its allotted space is currently at capacity with no room for additional employees. As residential development increases in the Village and in Madison north of the Village, the Department has experienced, and expects to continue experiencing, greater call volume including mutual aid calls. Despite adding staffing resources, the International Association of Chiefs of Police and Midwest Average Staffing Model would indicate a proper staffing level to be 17 to 19 sworn officers for a community of McFarland's population, contiguousness to a city the size of Madison, as compared to the Village's current 16 officers. Over the next five to ten years, the Police Chief foresees a minimum additional staffing need of two additional full-time patrol staff and one additional full-time clerical staff.

Fire Protection and Emergency Medical Services (EMS)

The McFarland Fire Department was originally established in 1908 and the EMS Department in 1977. In 2014, the two departments joined to become McFarland Fire and Rescue. The combined McFarland Fire and Rescue Department provides fire protection, inspection, education, and EMS service at the Advanced EMT Level (IV-Tech) to a 28 square mile district made up of the Village of McFarland and portions of the Towns of Dunn and Pleasant Springs. The Department also provides water and ice rescue coverage to portions of Lake Kegonsa, Lake Waubesa, and the Yahara River, and maintains mutual aid agreements with surrounding departments for larger incidents, EMS assistance, and Paramedic Intercepts.

The goal of the Department is to protect the life and property of the Fire/EMS district residents and guests; and to educate them in ways they can protect themselves and their property through fire awareness and other safety campaigns.

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The Department is made up of approximately 60 paid-on-call members and seven full-time staff, including a Chief, a Fire Inspector/Public Education Specialist, and five Advanced level EMTs. The Department is staffed by a Fire/EMS Chief, five full time EMT's, a fire inspector/education officer and volunteers. The Department has not identified any current staffing shortfalls.

Vehicles and equipment operated by the Department includes two engines, two ambulances, an aerial ladder engine, two tanker trucks, a rescue squad, a brush truck, and a boat used for water rescue. The Department has no current equipment limitations or needs, and has a standard equipment replacement schedule that is followed regularly.

The Department operates from a shared but separated space from the Police Department, within the Municipal Center. The bays are full and fitting equipment is a challenge. The Department would like to do training on-site instead of taking equipment elsewhere in the community (currently Madison College) to train its staff.

Library

The E.D. Locke Public Library, located at 5920 Milwaukee Street, was built in 2005. Amenities within the 18,000 square foot building include a community meeting room for 50 people, a separate children's library and story time area, a local history room, group and individual reading and quiet study areas, a donations and book sale room, and computers for public use. As a member of the Dane County Library System and the South Central Library System, Library services are available to any resident of the eight-county region through inter-library loans and visits. The Library anticipates adding a staff member in 2016 to expand its outreach and programming.

The library completed a strategic plan in 2015 that advised a further space study in the next three years. The scope of that study has yet to be defined, but is proposed to be directed by the Library Board.

Public Works Facility

The Public Works facility, built in 1998, is located on Terminal Drive. The building contains offices for the Public Works, Parks Maintenance, Facilities Maintenance, and Water and Sewer Utility departments. The Village added salt storage and a brush and yard waste drop off site in 2011. The Village owns two parcels adjacent to the facility to facilitate equipment access to the site. The facility is currently meeting the needs of these departments.

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Parks and Recreation Facilities

The Village provides over 130 acres of active and accessible passive public parklands. The current inventory includes 38 facilities, ranging from larger community parks like William McFarland Park, to neighborhood parks like Legion Park, to conservancy areas like Grandview, to "tot lot" playgrounds such as the one serving the Ridgeview neighborhood. Major updates to Lewis Park are scheduled for 2016. There are another 300 acres in the Village's park system comprised of passive open spaces and natural features. The McFarland School District also provides several recreational facilities to Village residents, including an indoor pool that is open to the public.

In 2013, the Village updated its *Outdoor Recreation & Open Space Plan* with recommendations for system expansion and improvement through 2018. According to that plan, the Village satisfied then-current recreational needs of its residents in terms of the overall ratio of total developed park acreage to population. Key recommendations of the 2013 plan include:

- Implement management plans for Marshwoods Conservancy, Grandview Conservancy Area, Legion Memorial Park, Taylor Road Conservancy, and Indian Mound Conservancy.
- Update the master plan for John Urso Community Park, including the Schuetz property.
- Implement master plans for McDaniel and Brandt Parks, which were included in the 2013 plan.
- Continue to work with the County, WisDNR, and Rail Commission to develop the Lower Yahara River Trail.
- Acquire park sites and open space corridors on the east side of the Village as it expands.
- Improve existing parks or develop new parks with features to help make them accessible to the disabled.

Parks and Recreation Survey

Completed in 2012, over 500 survey responses revealed McFarland residents' highest priorities:

- Improve restroom facilities and outdoor furnishings
- Expand pedestrian and bicycle trail systems
- Expand and improve natural resources based parks
- Explore the addition or development of a splash pad or water-based park for the youth of McFarland
- Explore the development of a community/senior center
- Repair the existing hockey rink at Lewis Park

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Solid Waste Collection and Recycling

The Village contracts for weekly curbside collection of refuse for single family residential properties. Recyclables are collected every other week along with refuse under contract with Pellitteri. Commercial and multiple family residential properties must contract directly for these services. Yard waste and brush drop off is available to Village residents at the Public Works facility on Terminal Drive.

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Senior Services

The Senior Outreach Services Department provides senior outreach services to Village seniors, and under contract with Dane County to residents of Cambridge, Rockdale, Christiana, Dunn, Pleasant Springs, and Rutland. The Department operates a congregate and home-delivered nutrition program in McFarland and a congregate meal site in Cambridge. Among the services provided to seniors are case management, social and recreational programming, foot care clinics, and transportation services.

The Department also coordinates the work of many volunteers in a variety of capacities and endowment programs. Departmental operations are budgeted in three separate programs: outreach services, special services, and nutrition programs. The Department is funded in large measure by outreach and nutrition contract payments from Dane County and by contributions from the other communities served.

At time of writing, the Senior Outreach Services Department is currently staffed by an Outreach Director, a part-time (37½ hours per week) Outreach Case Manager, a part-time (22 hours per week) Outreach Case Manager, and two part-time Nutrition Site Managers. Volunteers also provide a variety of services to the Department and its clients. Senior Outreach Services currently operates out of the Municipal Center, where it deals with space constraints for programming.

Other Community Facilities

Schools

The McFarland School District provides public education for students living within the Village and in portions of the surrounding area (see Map 1 for the McFarland School District boundary). All five of the District's school buildings are located within the Village limits, and serve children from pre-kindergarten through 12th grade. McFarland High School serves grades 9-12. Grades 6-8 are located at Indian Mound Middle School. Waubesa Intermediate School, which opened in 2000, serves grades 3-5. Grades 1 and 2 are located at the McFarland Primary School, while the pre-kindergarten and kindergarten levels are in the Conrad Elvehjem Early Learning Center.

Enrollment has grown in recent years. Total enrollment for 4K-12 for the 2005-2006 school year was 2,016 students. By the 2015-2016, this figure more than doubled to 4,262 students. This increase is largely due to a high number of students who open enroll from nearby districts. This has created a space issue within District facilities, particularly for grades K-8.

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In 2015, the McFarland School District began a Facilities Master Planning process. A core decision-making committee was established, along with several academically specialized subcommittees to make recommendations. Three potential paths were presented as possible scenarios, with estimated costs for improvements. After a review of the subcommittees' recommendations regarding the scenarios, a referendum question will be determined. At time of writing, a referendum is anticipated in November 2016.

Youth Services and Child Care

The McFarland Youth Center, located at 5120 Farwell Street, is a community-based organization committed to middle level youth, families, and community by providing a safe recreational and educational environment. By incorporating adult-supervised, youth oriented activities, the McFarland Youth Center promotes positive relationships by building and fostering developmental assets. The McFarland Youth Center will likely relocate in the next few years, as its land area is approved for a residential redevelopment project.

There are also several private organizations that provide sport and recreation programs for the Village's youth population, as well as programs sponsored by the McFarland School District. Private operators in the Village offer dependable child care and preschool options, including licensed providers listed in Figure 6-1.

Figure 6-1: McFarland Childcare Facilities

Type	Facility Name	Location	Capacity
Licensed Family	Care-A-Lot Childcare	5214 Rustling Oaks Ln	8
Licensed Family	Aehl Family Day Care	5007 Wentworth Cir	8
Licensed Family	Kid City Kids	5884 Osborn Dr	8
Licensed Group	After School Waubesa	5605 Red Oak Trl	18
Licensed Group	Ginger Bread House Child Care	4896 Larson Beach Rd	162
Licensed Group	Little Spartans Child Development Center	4721 Ivywood Trl	59
Licensed Group	Learning And Beyond Preschool	6117 Johnson St	59
Licensed Group	Child Life Ministries	5529 Marsh Rd	80

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Cemeteries

There are two cemeteries in the Village of McFarland. They are located at the corner of Holscher Road and Highway MN and at the corner of Broadhead Street and Marsh Road.

Telecommunication Facilities

The Village of McFarland leases antenna and equipment space at its water towers to different telecommunications carriers. Additional telecommunications carriers are located on a private monopole on private property. The geographical distribution of these antenna sites provides cellular and personal communication service coverage of the Village and Interstate 39/90 and Highway 51.

The Village has recently implemented a policy to install conduit for broadband with new road and utility projects, to facilitate the future expansions of broadband service to the area.

Utilities

Water Supply and Distribution

The McFarland Water Utility operates three active wells in the Village. The depths of these wells range from 500 to 800 feet, and output averages from 500 to 1,000 gallons per minute. The water system consists of a 750,000-gallon and a 500,000-gallon elevated water tank, and over 200,000 feet of water mains. On average, the water system pumps 700,000 gallons per day.

No water quality issues have been detected. The water hardness is roughly 350 parts per million, and the nitrate-nitrogen level is about 3 parts per million, safely meeting the public drinking standard of no more than 10 parts per million. Volatile organic compounds were detected in well #2, so it is no longer used. Chlorine and fluoride are added to the water system at each well house. The Village performs regular quality testing as required by the Wisconsin Department of Natural Resources (WisDNR).

The Village implemented a water system impact fee in 1998 to fund projects that will increase capacity to serve new development.

There is no interconnection between the McFarland Water Utility and that of the City of Madison. This is purposeful, as the City of Madison utilizes pressure pumps, which could adversely affect water distribution in both communities.

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The Village has no master plan for its water utility. Water mains are upgraded in conjunction with street improvement projects, when feasible or necessary. The construction of the 750,000 gallon tank in 2000, as well as an anticipated fourth municipal well, will meet water system capacity needs through 2025. Timing for the installation of that fourth well, on one of two possible sites, will be driven by development.

Sanitary Waste Collection and Treatment

The Village's Sewer Utility collaborates with the Madison Metropolitan Sewerage District (MMSD) for sanitary waste collection and treatment. MMSD provides regional interceptors, while the Village provides and maintains local mains. The sewer system within McFarland is primarily gravity flow. The McFarland Sewer Utility operates four sanitary lift stations, with a fifth lift station to be completed in 2016 on Prairie Wood Drive in the Juniper Ridge subdivision. Wastewater is treated at the Nine Springs Wastewater Treatment Plant, which is operated by MMSD and located northwest of the Village. MMSD built the Nine Springs Plant with available liquid capacity to serve the metropolitan area beyond the year 2020.

The Village creates basin-centric plans its sewer system, identifying areas with particularly challenges. There is no community-wide plan for the entire sewer system. Providing sewer service for the two basins within the Village's eastern growth area figures to be the most significant challenge over the next 10 to 20 years.

Sewer mains are upgraded in conjunction with street improvement projects, where feasible or necessary. The Village regularly cleans and maintains its mains, which identifies and fixes issues before they can become bigger problems.

A limited number of properties in the Village are not connected to the McFarland municipal sewer system, but instead are served by private on-site wastewater disposal systems. These sites are not confined to a particular area of the Village and are typically rural residences that have had a neighborhood develop around them. It is the Village's intent to connect sanitary sewer service to these residences when practical.

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Stormwater Management

All surface stormwater from the Village drains into Lake Waubesa, the Yahara River, or Lower Mud Lake. The stormwater management system consists of wet detention basins, dry detention basins, vegetated drainageways, and storm sewer.

The Village has a stormwater utility maintained by the Public Works Department. The utility funds stormwater management and conveyance projects in the Village. The Village's stormwater management ordinance follows standards established in the Dane County stormwater ordinance, which all Dane County communities are required to follow by Statute. The Village ordinance is stricter in that retention ponds in McFarland must be designed to hold runoff from a 100-year flood event.

Localized flooding has occurred in some parts of McFarland after storm events, particularly on South Valley Drive. There are presently downstream storm sewer capacity constraints, south of the railroad tracks, which may create additional problems if stormwater drained out of the South Valley Drive area more quickly.

Electric Power, Gas, and Communications

Alliant Energy provides electricity and natural gas to most households in the Village. Madison Gas and Electric Company serves the parts of the Village north of Siggelkow Road. Telephone and internet service is provided by Frontier and Charter/Spectrum. The American Transmission Company operates a power line that runs north-south along the Village's east side. Charter/Spectrum provides cable television service.

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